

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

February 10, 2014

Location: 2100 Randolph Road, Charlotte, N. C.

Time: 6:00 p.m. – 7:00 p.m.

Present:

Mr. Louis Asbury/County

Mr. Joseph Elliott/City

Mr. David Erdman/Mayor

Mr. David Gieser/County

Ms. Paula Lester/County, HLC Treasurer, Projects Com. Chair

Mr. Mark Miller/County

Mr. Kenneth Pursley/County, HLC Nominating Com. Chair

Mr. Mike Rogers/City

Mr. John Shurley/County, HLC Vice-Chair/Design Review Com. Chair

Ms. Jill Walker/Mayor/HLC Secretary, Survey Com. Chair

Dr. Lynn Weis/City, HLC Chair

Ms. Mary Dominick, HLC Administrative Assistant

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, HLC Project Manager

Ms. Patricia Nystrom, HLC Attorney

Absent:

Mr. Frank Bragg/City

Visitors:

Mr. Ken Walsh, Philip Carey Building

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE MINUTES FOR THE JANUARY 13, 2014, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE MINUTES FOR THE EXECUTIVE SESSION MEETING, JANUARY 13, 2014, OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Dr. Lynn Weis

Dr. Weis welcomed everyone to the meeting.

Dr. Weis stated that an attendance sheet for Commissioners had been distributed to each Commissioner's seat.

Dr. Weis stated that he would be meeting with the Board of Charlotte Trolley on February 11, 2014, to discuss options for the future of Historic Charlotte.

Dr. Weis stated that he had prepared three motions for the Commission's consideration. The Commission took action on each.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT STAFF DEVELOP A POLICY MANUAL THAT INCLUDES ALL OF THE PAST AND CURRENT PRACTICES THAT CONTINUE TO GUIDE DECISIONS OF THE HISTORIC LANDMARKS COMMISSION; AND

FURTHER, THAT STAFF DETERMINE IF ADDITIONAL RESOURCES ARE NEEDED TO CARRY THIS OUT AND REPORT SAME AT THE MARCH 2014 MEETING OF THE HLC. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION NOMINATE DR. DAN MORRILL FOR THE N.C. LONG LEAF PINE AWARD. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE COMMISSION DIRECT THE HLC CHAIR TO SEEK ADDITIONAL FUNDING FROM THE COUNTY FOR THE HLC. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Thanks were extended to Mr. Erdman for delivering to the HLC the 1914 Charlotte City Directory donated by Charlotte Habitat for Humanity.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following:

A. Action Items.

1. The Commission has the Right of First Refusal to purchase Charlotte Fire Station Number 4, located at 420 W. 5th Street, Charlotte. The building is currently under contract. Staff recommends that the Commission waive its Right of First Refusal.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE COMMISSION WAIVE ITS RIGHT OF FIRST REFUSAL TO PURCHASE CHARLOTTE FIRE STATION NO. 4 AT 420 WEST FIFTH ST., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Information Items.

1. Negotiations continue with the prospective buyer for the former Younts General Store, 316 Main St., Pineville, NC.

2. The contract has been signed with the realtor to market the Rozzel House property, 11647 Rozzelles Ferry Road, Charlotte, NC.

3. The realtor for White Oak Plantation, located at 7729 Hood Road, continues to approach developers who might build infill housing on a portion of the property.

4. Ceremonies for the dedication of the Dr. George E. Davis House, 301 Campus Street, Charlotte, N. C., are tentatively set for April 11, 2014. The County will be joining with Johnson C. Smith University in this festive event.
5. The County wants the HLC to make twice-yearly reports to the Board of County Commissioners about the HLC's activities. Staff will be developing a video to accompany the report. Staff has also prepared an outline of the written report.
6. Johnson C. Smith University will be adaptively reusing the former Mt. Carmel Baptist Church on Campus St. as a component of its plan for offering a college education to former foster care children. The University might want to talk to the HLC about its involvement in the project.
7. The owner of the Dr. Julius Chambers House is reconsidering whether she wishes to sell the home at this time. She might want to proceed with historic landmark designation regardless.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT MS. PATRICIA NYSTROM, ATTORNEY FOR THE HLC, PREPARE A RIGHT OF FIRST REFUSAL FOR THE HLC TO PURCHASE THE DR. JULIUS CHAMBERS HOUSE, 3208 DAWNSHIRE AVE., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. A meeting was held with prospective buyers and developers of the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N. C. Proposals for development will be received February 20th. Thereafter, they will be reviewed by the Projects Committee plus selected non-Commissioners.
9. The Town of Matthews will be discussing at its retreat this month whether it wishes to move ahead with the preservation of the Outen Pottery. The Town of Matthews might want to talk with the HLC about involvement in the effort.

Discussion on this issue ensued in which a consensus emerged that Staff should discuss the specifics of a possible arrangement for consideration by the HLC at a future meeting.

10. Staff did meet with the Town Board of Cornelius about the HLC becoming the Historic Landmarks Commission for the Town. This matter is still under consideration.
11. The Commission will hold a regional workshop on Thursday, April 24, 2014, from 9:30 a.m. - 3:30 p.m., at the Cornelius Town Hall. In order for the Commission to retain its Certified Local Government status, at least two Commissioners must attend. Dr. Morrill asked Commissioners to notify Staff in the near future concerning their possible attendance.

12. Staff contacted the County Park & Recreation Department about occupying the Grier-Rea House, located at 6701 Providence Road. The Director will visit the house in the near future. Staff will be placing furniture in the house to make it hospitable.

13. A meeting of stakeholders interested in the prospect of vintage trolley operations will gather at the HLC office on February 27, 2014.

14. The former Blankenship Oil & Feed Store, 330 Main St., Pineville, N. C., continues to be marketed.

15. Staff reported that it will be meeting on February 27, 2014, with the Mayor of Pineville.

4. Design Review Committee Report: Mr. John Shurley

**a. Certificate of Appropriateness Application for the Philip Carey Building,
301 East 7th St. Charlotte, N.C.**

The owner proposes to convert a portion of the property into a public park. The building will not be physically impacted by the project.

Mr. Shurley explained that there was no Design Committee recommendation. The item was being brought directly to the Commission.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT A CERTIFICATE OF APPROPRIATENESS FOR THE PHILIP CAREY BUILDING, 4301 EAST SEVENTH ST., CHARLOTTE, NORTH CAROLINA, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Ms. Paula Lester

Ms. Lester reported that the Projects Committee will meet on March 18, 2014, at 8:30 a.m., at the Historic Landmarks Commission Office.

6. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet on April 2, 2014, at 8:30 a.m., at the Historic Landmarks Commission Office.

a. Presentation Of The Survey and Research Report on the Former Huntersville Jail, 301 Huntersville-Concord Rd., Huntersville, N.C.

Ms. Walker noted that the Survey and Research Report explained the special significance of the property.

MS. WALKER PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE HUNTERSVILLE, N.C. TOWN BOARD THAT THE FORMER HUNTERSVILLE JAIL, 301 HUNTERSVILLE-CONCORD RD., HUNTERSVILLE, N.C., BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Treasurer's Report: Ms. Paula Lester, HLC Treasurer

Ms. Lester distributed and reviewed the Finance Reports submitted by Mr. Turner. Ms. Lester noted that a correction needed to be made for the amount of money invested in the Funderburk-Plaxco House.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO ACCEPT THE FINANCE REPORT AS CORRECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Old Business: There was no old business.

9. New Business: Ms. Nystrom informed the Commission that the new restaurant in the Dunhill Hotel, originally the Mayflower Hotel, a designated historic landmark, has been named the Asbury in honor of Mr. Asbury's great grandfather.

The meeting adjourned at 7:00 p.m.